

128.0

0003

0020.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

751,400 / 751,400

USE VALUE:

751,400 / 751,400

ASSESSED:

751,400 / 751,400



## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
48		MENOTOMY RD, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	ZARATE ALEJANDRO QUIROZ	
Owner 2:	HURTADO CRISTINA GORROSTIETA	
Owner 3:		

Street 1:	48 MENOTOMY ROAD
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

PREVIOUS OWNER	
Owner 1:	CULLISON JOCELYN PATRICIA & -
Owner 2:	CULLISON CHRISTINE GORMAN -

Street 1:	48 MENOTOMY ROAD
Twn/City:	ARLINGTON
St/Prov:	MA

Postal:	02476
---------	-------

NARRATIVE DESCRIPTION	
This parcel contains 4,253 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1930, having primarily Wood Shingle Exterior and 1722 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Description	%
Item	Code
Z	R2
TWO FAMIL	100
o	water
n	Sewer
Census:	Electri
Flood Haz:	Exempt
D	Topo
s	Street
t	Gas:

LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family	4253	Sq. Ft.	Site	0	80.	1.29	9										438,073						438,100	

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Unit Price	Land Type
Adj	LT Factor
Neigh	Base Value
Neigh Infl	Unit Price
Neigh Mod	Adj
Infl 1	Neigh
%	Neigh Infl
Infl 2	Neigh Mod
%	Infl 1
Infl 3	Infl 2
%	%
Appraised Value	Infl 3
Alt Class	%
%	Appraised Value
Spec Land	Alt Class
J Code	%
Fact	Spec Land
Use Value	J Code
Notes	Fact

Total AC/HA:	0.09764
Total SF/SM:	4253

Parcel LUC:	101
One Family	

Prime NB Desc:	Brackett
Brackett	

Total:	438,073
Spl Credit	

Total:	438,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.
---

Database: AssessPro - FY2021
------------------------------

apro
------

2021
------

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

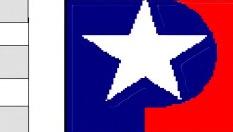
751,400 / 751,400

USE VALUE:

751,400 / 751,400

ASSESSED:

751,400 / 751,400



User Acct

83251

GIS Ref

GIS Ref

Insp Date

04/24/18

USER DEFINED

Prior Id # 1: 83251

PRINT

Date Time

12/11/20 00:24:31

LAST REV

Date Time

10/06/20 12:07:44

apro

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

<b>EXTERIOR INFORMATION</b>						<b>BATH FEATURES</b>						<b>COMMENTS</b>						<b>SKETCH</b>																	
Type: 97 - Tudor	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Good	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Average	A HBth:	Rating:	OthrFix:	Rating:	pdas.																	
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall:		%																														
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: YELLOW																																	
View / Desir:																																			
<b>GENERAL INFORMATION</b>						<b>OTHER FEATURES</b>						<b>RESIDENTIAL GRID</b>																							
Grade: C - Average	Year Blt: 1930	Eff Yr Blt:		Kits: 1	Rating: Very Good	A Kits:	Rating:	Fpl: 1	Rating: Average	WSFlue:	Rating:	1st Res Grid	Desc: Line 1	# Units: 1																					
Alt LUC:		Alt %:										Level	FY LR DR D K FR RR BR FB HB L O																						
Jurisdct: G6		Fact: .										Other																							
Const Mod:												Upper																							
Lump Sum Adj:												Lvl 2																							
<b>INTERIOR INFORMATION</b>						<b>CONDOS INFORMATION</b>						<b>REMODELING</b>						<b>RES BREAKDOWN</b>																	
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall:	%	Location:		Total Units:		Floor:		% Own:		Exterior:	No Unit	RMS	BRS	FL																			
Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors:	%							Name:		Interior:	1	8	3	M																			
Override:		Total:	18.6 %									Additions:																							
<b>DEPRECIATION</b>						<b>CALC SUMMARY</b>						<b>COMPARABLE SALES</b>						<b>SUB AREA</b>																	
Phys Cond: GD - Good	Functional:	Economic:	Special:	Basic \$ / SQ: 125.00	Size Adj.: 1.31725979	Const Adj.: 0.93050694	Adj \$ / SQ: 153.215	Rate	Parcel ID	Typ	Date	Sale Price				Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten									
												WtAv\$/SQ:	AvRate:	Ind.Val		BMT	Basement	804	51,940	41,760	BMT	100	RRM	20	C										
												Juris. Factor:	1.00	Before Depr:	153.21	SFL	Second Floor	793	153,210	121,499															
												Special Features:	0	Val/Su Net:	118.39	FFL	First Floor	768	153,210	117,669															
												Final Total:	309700	Val/Su SzAd	196.81	UAT	Upper Attic	176	61,290	10,756															
																EFP	Enclos Porch	36	67,550	2,432															
																WDK	Deck	27	14,890	402															
																ATC	Attic	13	153,210	1,931															
																	Net Sketched Area:	2,616	Total:	296,449															
																Size Ad	1573.6	Gross Are	3166	FinArea	1722														
<b>MOBILE HOME</b>						<b>Make:</b>						<b>Model:</b>						<b>Serial #:</b>						<b>Year:</b>						<b>Color:</b>					
<b>SPEC FEATURES/YARD ITEMS</b>												<b>PARCEL ID</b>												<b>IMAGE</b>											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																		
3	Garage	D	Y	1	11X21	A	AV	1930	25.82	T	40	101			3,600		3,600																		
More: N						Total Yard Items: 3,600						Total Special Features:						Total: 3,600						<b>AssessPro Patriot Properties, Inc</b>											